

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

MIDDLE DISTRICT OF TENNESSEE

Case number (if known) \_\_\_\_\_ Chapter 11

☐ Check if this an amended filing

**Official Form 201**

**Voluntary Petition for Non-Individuals Filing for Bankruptcy**

06/24

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. **Debtor's name** Ludlow Hospitality, LLC

2. **All other names debtor used in the last 8 years**

Include any assumed names, trade names and *doing business as* names

3. **Debtor's federal Employer Identification Number (EIN)** 81-3801497

4. <b>Debtor's address</b>	<b>Principal place of business</b>	<b>Mailing address, if different from principal place of business</b>
	<u>6001 Hughes Crossing</u> <u>Suite 150</u> <u>Franklin, TN 37064</u> Number, Street, City, State & ZIP Code	<u>1007 Mooreland Blvd</u> <u>Brentwood, TN 37027</u> P.O. Box, Number, Street, City, State & ZIP Code
	<u>Williamson</u> County	<b>Location of principal assets, if different from principal place of business</b> <u>6001 Hughes Crossing Suite 150 Franklin, TN 37064</u> Number, Street, City, State & ZIP Code

5. **Debtor's website (URL)** ludlowandprime.com

6. **Type of debtor**

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify: \_\_\_\_\_

7. Describe debtor's business

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))  
☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))  
☐ Railroad (as defined in 11 U.S.C. § 101(44))  
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))  
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))  
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))  
☒ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)  
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)  
☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.  
\_\_\_\_\_

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- ☐ Chapter 7  
☐ Chapter 9  
☒ Chapter 11. Check all that apply:

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725 (amount subject to adjustment on 4/01/25 and every 3 years after that).  
☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).  
☒ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and it chooses to proceed under Subchapter V of Chapter 11.  
☐ A plan is being filed with this petition.  
☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).  
☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.  
☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- ☒ No.  
☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- ☒ No  
☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor	_____	Relationship	_____
District	_____	Case number, if known	_____

11. Why is the case filed in this district? Check all that apply:
- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?
- ☒ No
- ☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention? (Check all that apply.)**

- ☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? \_\_\_\_\_

- ☐ It needs to be physically secured or protected from the weather.

- ☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

- ☐ Other \_\_\_\_\_

**Where is the property?** \_\_\_\_\_

Number, Street, City, State & ZIP Code

**Is the property insured?**

- ☐ No

- ☐ Yes. Insurance agency \_\_\_\_\_

Contact name \_\_\_\_\_

Phone \_\_\_\_\_

**Statistical and administrative information**

13. Debtor's estimation of available funds Check one:
- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors
- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> 1-49 | <input type="checkbox"/> 1,000-5,000   | <input type="checkbox"/> 25,001-50,000     |
| <input type="checkbox"/> 50-99           | <input type="checkbox"/> 5001-10,000   | <input type="checkbox"/> 50,001-100,000    |
| <input type="checkbox"/> 100-199         | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input type="checkbox"/> 200-999         |  |  |

15. Estimated Assets
- |   |  |  |
|---|--|--|
| <input type="checkbox"/> \$0 - \$50,000                   | <input type="checkbox"/> \$1,000,001 - \$10 million    | <input type="checkbox"/> \$500,000,001 - \$1 billion     |
| <input type="checkbox"/> \$50,001 - \$100,000             | <input type="checkbox"/> \$10,000,001 - \$50 million   | <input type="checkbox"/> \$1,000,000,001 - \$10 billion  |
| <input checked="" type="checkbox"/> \$100,001 - \$500,000 | <input type="checkbox"/> \$50,000,001 - \$100 million  | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million          | <input type="checkbox"/> \$100,000,001 - \$500 million | <input type="checkbox"/> More than \$50 billion          |

16. Estimated liabilities
- |  |  |  |
|--|--|--|
| <input type="checkbox"/> \$0 - \$50,000          | <input checked="" type="checkbox"/> \$1,000,001 - \$10 million | <input type="checkbox"/> \$500,000,001 - \$1 billion     |
| <input type="checkbox"/> \$50,001 - \$100,000    | <input type="checkbox"/> \$10,000,001 - \$50 million           | <input type="checkbox"/> \$1,000,000,001 - \$10 billion  |
| <input type="checkbox"/> \$100,001 - \$500,000   | <input type="checkbox"/> \$50,000,001 - \$100 million          | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input type="checkbox"/> \$100,000,001 - \$500 million         | <input type="checkbox"/> More than \$50 billion          |

**Request for Relief, Declaration, and Signatures**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on November 6, 2024  
MM / DD / YYYY

**X** /s/ Timothy Kohler  
Signature of authorized representative of debtor

Timothy Kohler  
Printed name

Title Member

**18. Signature of attorney** **X** /s/ Keith D. Slocum  
Signature of attorney for debtor

Date November 6, 2024  
MM / DD / YYYY

Keith D. Slocum  
Printed name

Slocum Law  
Firm name

370 Mallory Station Road Suite 504  
Franklin, TN 37067  
Number, Street, City, State & ZIP Code

Contact phone (615) 656-3344 Email address keith@keithslocum.com

BPR No. 023024 TN  
Bar number and State

**Fill in this information to identify the case:**

Debtor name Ludlow Hospitality, LLC

United States Bankruptcy Court for the: MIDDLE DISTRICT OF TENNESSEE

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

Official Form 202

**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

**Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☐ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☐ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☐ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☐ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☐ *Schedule H: Codebtors* (Official Form 206H)
- ☐ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ Amended Schedule \_\_\_\_\_
- ☐ Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)
- ☐ Other document that requires a declaration \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on November 6, 2024

**X** /s/ Timothy Kohler

Signature of individual signing on behalf of debtor

Timothy Kohler

Printed name

Member

Position or relationship to debtor

**Fill in this information to identify the case:**

Debtor name Ludlow Hospitality, LLC  
United States Bankruptcy Court for the: MIDDLE DISTRICT OF TENNESSEE  
Case number (if known): \_\_\_\_\_

☐ Check if this is an  
amended filing

**Official Form 204****Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders** 12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Amex Attn: Bankruptcy P O Box 981540 El Paso, TX 79998						\$60,639.00
Brentwood Place Holdings, LLC c/o William F. Long, Jr. 5214 Maryland Way, Suite 402 Brentwood, TN 37027			Disputed			\$750,000.00
Creation Gardens P O Box 950301 Louisville, KY 40295-0301						\$44,917.00
Halperns' Steak and Seafood, Inc P O Box 84943 Chicago, IL 60689-4943						\$12,961.00
Marlin Peac Solutions P O Box 13604 Philadelphia, PA 19101-3604		Walk in Cooler Boths (10) See attached		\$74,425.00	\$28,000.00	\$46,425.00
U. S. Small Business Admin - BK 51 SW 1st Avenue Suite 201 Miami, FL 33130		Cash Wells Fargo Bank See attached		\$1,428,444.00	\$325,055.00	\$1,103,389.00
U. S. Small Business Admin - BK 51 SW 1st Avenue Suite 201 Miami, FL 33130						\$122,443.00

Fill in this information to identify the case:

Debtor name Ludlow Hospitality, LLC

United States Bankruptcy Court for the: MIDDLE DISTRICT OF TENNESSEE

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

Official Form 206Sum

Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets

1. **Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

1a. **Real property:**

Copy line 88 from *Schedule A/B*..... \$ 0.00

1b. **Total personal property:**

Copy line 91A from *Schedule A/B*..... \$ 384,055.00

1c. **Total of all property:**

Copy line 92 from *Schedule A/B*..... \$ 384,055.00

Part 2: Summary of Liabilities

2. **Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)

Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*..... \$ 1,502,869.00

3. **Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)

3a. **Total claim amounts of priority unsecured claims:**

Copy the total claims from Part 1 from line 5a of *Schedule E/F*..... \$ 0.00

3b. **Total amount of claims of nonpriority amount of unsecured claims:**

Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*..... +\$ 990,960.00

4. **Total liabilities** .....  
Lines 2 + 3a + 3b

\$ 2,493,829.00

**Fill in this information to identify the case:**Debtor name Ludlow Hospitality, LLCUnited States Bankruptcy Court for the: MIDDLE DISTRICT OF TENNESSEE

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 206A/B****Schedule A/B: Assets - Real and Personal Property**

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

**Part 1: Cash and cash equivalents****1. Does the debtor have any cash or cash equivalents?**

- ☐ No. Go to Part 2.  
☒ Yes Fill in the information below.

**All cash or cash equivalents owned or controlled by the debtor****Current value of debtor's interest****2. Cash on hand**\$5,000.00**3. Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. Wells Fargo BankChecking\$80,000.00**4. Other cash equivalents (Identify all)****5. Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$85,000.00**Part 2: Deposits and Prepayments****6. Does the debtor have any deposits or prepayments?**

- ☐ No. Go to Part 3.  
☒ Yes Fill in the information below.

**7. Deposits, including security deposits and utility deposits**

Description, including name of holder of deposit

7.1. Berry Farms - Lease\$28,000.007.2. ATMOS Gas\$2,500.00



Debtor Ludlow Hospitality, LLC  
Name

Case number (If known) \_\_\_\_\_

7.3. MTE \$500.00

8. **Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent**  
Description, including name of holder of prepayment

9. **Total of Part 2.**

Add lines 7 through 8. Copy the total to line 81.

\$31,000.00

**Part 3: Accounts receivable**

10. **Does the debtor have any accounts receivable?**

- ☒ No. Go to Part 4.  
☐ Yes Fill in the information below.

**Part 4: Investments**

13. **Does the debtor own any investments?**

- ☒ No. Go to Part 5.  
☐ Yes Fill in the information below.

**Part 5: Inventory, excluding agriculture assets**

18. **Does the debtor own any inventory (excluding agriculture assets)?**

- ☐ No. Go to Part 6.  
☒ Yes Fill in the information below.

	General description	Date of the last physical inventory	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
19.	<b>Raw materials</b>				
20.	<b>Work in progress</b>				
21.	<b>Finished goods, including goods held for resale</b>				
22.	<b>Other inventory or supplies</b> See attached		\$0.00		\$240,055.00
	Walk in Cooler		\$0.00		\$8,000.00

23. **Total of Part 5.**

Add lines 19 through 22. Copy the total to line 84.

\$248,055.00

24. **Is any of the property listed in Part 5 perishable?**

- ☒ No  
☐ Yes

25. **Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?**

- ☒ No  
☐ Yes. Book value \_\_\_\_\_ Valuation method \_\_\_\_\_ Current Value \_\_\_\_\_

26. **Has any of the property listed in Part 5 been appraised by a professional within the last year?**

- ☒ No  
☐ Yes

**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**

Debtor Ludlow Hospitality, LLC  
Name

Case number (If known) \_\_\_\_\_

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.  
☐ Yes Fill in the information below.

**Part 7: Office furniture, fixtures, and equipment; and collectibles**

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☐ No. Go to Part 8.  
☒ Yes Fill in the information below.

	General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39.	Office furniture Boths (10)	\$0.00		\$5,000.00
40.	Office fixtures			
41.	Office equipment, including all computer equipment and communication systems equipment and software See attached	\$0.00		\$15,000.00

42. **Collectibles** Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles

43. **Total of Part 7.**

Add lines 39 through 42. Copy the total to line 86.

\$20,000.00

44. Is a depreciation schedule available for any of the property listed in Part 7?

- ☒ No  
☐ Yes

45. Has any of the property listed in Part 7 been appraised by a professional within the last year?

- ☒ No  
☐ Yes

**Part 8: Machinery, equipment, and vehicles**

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☒ No. Go to Part 9.  
☐ Yes Fill in the information below.

**Part 9: Real property**

54. Does the debtor own or lease any real property?

- ☒ No. Go to Part 10.  
☐ Yes Fill in the information below.

**Part 10: Intangibles and intellectual property**

59. Does the debtor have any interests in intangibles or intellectual property?

- ☐ No. Go to Part 11.  
☒ Yes Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
---------------------	--	---	------------------------------------

Debtor Ludlow Hospitality, LLC  
Name

Case number (If known) \_\_\_\_\_

60. **Patents, copyrights, trademarks, and trade secrets**

61. **Internet domain names and websites**

ludlowandprime.com

\$0.00

\$0.00

62. **Licenses, franchises, and royalties**

63. **Customer lists, mailing lists, or other compilations**

64. **Other intangibles, or intellectual property**

65. **Goodwill**

66. **Total of Part 10.**

Add lines 60 through 65. Copy the total to line 89.

\$0.00

67. **Do your lists or records include personally identifiable information of customers** (as defined in 11 U.S.C. §§ 101(41A) and 107?)

☒ No

☐ Yes

68. **Is there an amortization or other similar schedule available for any of the property listed in Part 10?**

☒ No

☐ Yes

69. **Has any of the property listed in Part 10 been appraised by a professional within the last year?**

☒ No

☐ Yes

**Part 11: All other assets**

70. **Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

☒ No. Go to Part 12.

☐ Yes Fill in the information below.

Debtor Ludlow Hospitality, LLC  
Name

Case number (If known) \_\_\_\_\_

**Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. <b>Cash, cash equivalents, and financial assets.</b> <i>Copy line 5, Part 1</i>	<u>\$85,000.00</u>	
81. <b>Deposits and prepayments.</b> <i>Copy line 9, Part 2.</i>	<u>\$31,000.00</u>	
82. <b>Accounts receivable.</b> <i>Copy line 12, Part 3.</i>	<u>\$0.00</u>	
83. <b>Investments.</b> <i>Copy line 17, Part 4.</i>	<u>\$0.00</u>	
84. <b>Inventory.</b> <i>Copy line 23, Part 5.</i>	<u>\$248,055.00</u>	
85. <b>Farming and fishing-related assets.</b> <i>Copy line 33, Part 6.</i>	<u>\$0.00</u>	
86. <b>Office furniture, fixtures, and equipment; and collectibles.</b> <i>Copy line 43, Part 7.</i>	<u>\$20,000.00</u>	
87. <b>Machinery, equipment, and vehicles.</b> <i>Copy line 51, Part 8.</i>	<u>\$0.00</u>	
88. <b>Real property.</b> <i>Copy line 56, Part 9.....&gt;</i>		<div><u>\$0.00</u></div>
89. <b>Intangibles and intellectual property.</b> <i>Copy line 66, Part 10.</i>	<u>\$0.00</u>	
90. <b>All other assets.</b> <i>Copy line 78, Part 11.</i>	<div><u>\$0.00</u></div>	
91. <b>Total.</b> Add lines 80 through 90 for each column	<div><u>\$384,055.00</u></div>	<div><u>\$0.00</u></div>
92. <b>Total of all property on Schedule A/B.</b> Add lines 91a+91b=92		<div><u>\$384,055.00</u></div>

Asset	Value
Kitchen Line	\$50,488.42
Wood Grille	\$13,385.00
Gas Broiler	\$42,111.26
Walkin	\$22,091.25
Booths	\$11,450.79
Chairs	\$27,028.15
Tables	\$10,000.00
Food Inventory	\$25,000.00
Alcohol Inventory	\$10,000.00
Smallwares	\$15,000.00
Utility Tables	\$10,000.00
Utility Shelving	\$3,500.00
Total	\$240,054.87

All Wired Up  
8204 Wikle Rd E  
Brentwood, TN 37027  
+1 6155823776  
steve@all-wiredup.com  
www.allwireduptn.com

**ADDRESS**

Tim Kohler  
Ludlow & Prime  
330 Franklin Road, Suite 226B  
Brentwood, TN 37027

**SHIP TO**

Tim Kohler  
Ludlow & Prime  
330 Franklin Road, Suite 226B  
Brentwood, TN 37027

**Estimate 2028****DATE** 04/09/2024

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Estimate for new location in Berry Farms				
INFRASTRUCTURE/NETWORK				
AV:Panamax MR4000	Panamax power conditioner	1	199.00	199.00T
Network:Ubiquiti Dream Machine PRO	UniFi Dream Machine Pro (UDM-Pro) is an all-in-one enterprise network appliance. UDM-Pro integrates all current and upcoming UniFi applications with a security gateway, 10G SFP+ WAN, 8-port Gbps switch and off-the-shelf 3.5" HDD support.	1	379.00	379.00T
Network:Ubiquiti USW-PRO-48-POE	Ubiquiti USW-PRO-48-POE   Layer 3 Switch	1	1,099.00	1,099.00T
AV:AV House Prewire	CAT6 - Network/Phone	8	175.00	1,400.00
AV:AV House Prewire	CAT6 - Toast POS	12	175.00	2,100.00
AV:AV House Prewire	CAT6 - Video	9	175.00	1,575.00
AV:AV House Prewire	CAT6 - Cameras	16	175.00	2,800.00
AV:AV House Prewire	Audio Wire - 16/2	20	100.00	2,000.00
Network:Ubiquiti U6- Enterprise	Ubiquiti U6-Enterprise-US   Ceiling-Mounted WiFi 6E Access Point	3	279.00	837.00T
CAMERAS				

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
<b>Security:Global GNR52P6-16</b>	16 CHANNEL NVR PLUG & PLAY, 160MBPS, 4 SATA, 2 HDMI, 1VGA	1	899.00	899.00T
<b>Network:Western Digital HD-6</b>	6TB HDD	2	229.00	458.00T
<b>Network:Global NC324-XD-2.8</b>	4MP IP turret camera 2.8mm fixed lens POE	16	185.00	2,960.00T
TELEVISIONS				
<b>AV:Samsung QN65LS03BA</b>	Samsung - 65" - The Frame Series - 4K UHD TV - Smart - LED - with HDR	2	1,999.00	3,998.00T
<b>AV:Sanus VMPL50AB</b>	Sanus 32-70" tilting wall mount with PROset	4	125.00	500.00T
<b>AV:Binary B-260-ARC</b>	CAT 6 audio balun for ARC	2	199.00	398.00T
<b>AV:Legrand ENP1705-NA-V1</b>	Legrand ENP1705-NA-V1   17 Inch Wall Enclosure w/ 5 In Mounting Plate	2	79.00	158.00T
AUDIO				
<b>AV:Atlas AZM4</b>	Atmosphere 4-zone audio processor with app interface	1	999.00	999.00T
<b>AV:Atlas AZA404</b>	Atmosphere 400 watt networkable 4-channel power amplifier	1	1,299.00	1,299.00T
<b>AV:Atlas A-BT</b>	ATMOSPHERE™ REMOTE BLUETOOTH™ AUDIO INPUT	2	250.00	500.00T
<b>AV:Sonance PS-P63T</b>	PRO SERIES PS-P63T MEDIUM PENDANT SPEAKER BLACK (1 EACH)	20	283.00	5,660.00T
INSTALLATION AND PROGRAMMING				
<b>Miscellaneous Installation Materials</b>	Includes wires, boxes, connectors, wall plates and wire nuts	1	500.00	500.00T
<b>Network:Programing</b>	Network and Audio System Programing	1	450.00	450.00
<b>Security:Programing</b>	Programing of Security Camera System	1	225.00	225.00
<b>AV:Installation and Configuration</b>	Labor for job installation and configuration	1	6,000.00	6,000.00

A deposit of 50% is required to schedule all projects. Payments can be made by cash or check. Credit cards are accepted with an additional 3% upcharge to cover processing fees. Thanks for your understanding.

SUBTOTAL	37,393.00
TAX	2,032.19

<b>TOTAL</b>	<b>\$39,425.19</b>
--------------	--------------------

Accepted By

Accepted Date



**Fill in this information to identify the case:**Debtor name Ludlow Hospitality, LLCUnited States Bankruptcy Court for the: MIDDLE DISTRICT OF TENNESSEE

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 206D****Schedule D: Creditors Who Have Claims Secured by Property****12/15**

Be as complete and accurate as possible.

**1. Do any creditors have claims secured by debtor's property?**

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

**Part 1: List Creditors Who Have Secured Claims****2. List in alphabetical order all creditors who have secured claims.** If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A Amount of claim  Do not deduct the value of collateral.	Column B Value of collateral that supports this claim
<b>2.1</b>	<b>Marlin Peac Solutions</b>  Creditor's Name  P O Box 13604 Philadelphia, PA 19101-3604  Creditor's mailing address   Creditor's email address, if known  Date debt was incurred 3/2024 and 5/2024 Last 4 digits of account number  Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.	<b>Describe debtor's property that is subject to a lien</b> Walk in Cooler ; Boths (10) ; See attached  <b>Describe the lien</b> Secured by the Business <b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <b>Is anyone else liable on this claim?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)  <b>As of the petition filing date, the claim is:</b> Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<b>\$74,425.00</b>  <b>\$28,000.00</b>

<b>2.2</b>	<b>U. S. Small Business Admin - BK</b>  Creditor's Name   51 SW 1st Avenue Suite 201 Miami, FL 33130  Creditor's mailing address   Creditor's email address, if known  Date debt was incurred 9/2023 Last 4 digits of account number  Do multiple creditors have an interest in the same property?	<b>Describe debtor's property that is subject to a lien</b> Home & lot located at 1007 Mooreland Blvd, Brentwood, TN 37027 (value \$843,800 - 1st mortgage \$471,315.00), Home & lot 2754 Goodbar Road, Rock Island, TN 38581 (value \$231,700.00), all accounts, all inventory, all equipment, furniture, tangible and intangibles, chattel paper/instruments  <b>Describe the lien</b> Deed of Trust/Other <b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <b>Is anyone else liable on this claim?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)  <b>As of the petition filing date, the claim is:</b> Check all that apply	<b>\$1,428,444.00</b>  <b>\$325,055.00</b>
------------	--	--	--

Debtor Ludlow Hospitality, LLC

Case number (if known) \_\_\_\_\_

Name

- ☒ No
- ☐ Yes. Specify each creditor, including this creditor and its relative priority.
- ☐ Contingent
- ☐ Unliquidated
- ☐ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$1,502,869.00

**Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address	On which line in Part 1 did you enter the related creditor?	Last 4 digits of account number for this entity
United Community Bank 125 East Broad Street Greenville, SC 29601	Line <u>2.2</u>	

**Fill in this information to identify the case:**Debtor name Ludlow Hospitality, LLCUnited States Bankruptcy Court for the: MIDDLE DISTRICT OF TENNESSEE

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 206E/F****Schedule E/F: Creditors Who Have Unsecured Claims**

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with **PRIORITY** unsecured claims and Part 2 for creditors with **NONPRIORITY** unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

**Part 1: List All Creditors with PRIORITY Unsecured Claims****1. Do any creditors have priority unsecured claims?** (See 11 U.S.C. § 507).

- ☐ No. Go to Part 2.  
☒ Yes. Go to line 2.

**2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part.** If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

			Total claim	Priority amount
2.1	Priority creditor's name and mailing address Internal Revenue Service/BK P O Box 7346 Philadelphia, PA 19101-7346	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$0.00	\$0.00
	Date or dates debt was incurred	Basis for the claim: Notice only		
	Last 4 digits of account number	Is the claim subject to offset?		
	Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
2.2	Priority creditor's name and mailing address Tennessee Department of Revenue 500 Deaderick Street Nashville, TN 37242	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$0.00	\$0.00
	Date or dates debt was incurred	Basis for the claim: Notice only		
	Last 4 digits of account number	Is the claim subject to offset?		
	Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
2.3	Priority creditor's name and mailing address US Attorney for IRS 719 Church Street, Suite 3300 Nashville, TN 37203	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$0.00	\$0.00
	Date or dates debt was incurred	Basis for the claim: Notice only		
	Last 4 digits of account number	Is the claim subject to offset?		
	Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

**3. List in alphabetical order all of the creditors with nonpriority unsecured claims.** If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.  
Official Form 206E/F Schedule E/F: Creditors Who Have Unsecured Claims page 1 of 3

Debtor Ludlow Hospitality, LLC  
Name

Case number (if known) \_\_\_\_\_

out and attach the Additional Page of Part 2.

		Amount of claim
3.1	<b>Nonpriority creditor's name and mailing address</b> Amex Attn: Bankruptcy P O Box 981540 El Paso, TX 79998  Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i>  <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes  \$60,639.00
3.2	<b>Nonpriority creditor's name and mailing address</b> Brentwood Place Holdings, LLC c/o William F. Long, Jr. 5214 Maryland Way, Suite 402 Brentwood, TN 37027  Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i>  <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed  Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes  \$750,000.00
3.3	<b>Nonpriority creditor's name and mailing address</b> Creation Gardens P O Box 950301 Louisville, KY 40295-0301  Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i>  <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes  \$44,917.00
3.4	<b>Nonpriority creditor's name and mailing address</b> Halperns' Steak and Seafood, Inc P O Box 84943 Chicago, IL 60689-4943  Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i>  <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes  \$12,961.00
3.5	<b>Nonpriority creditor's name and mailing address</b> U. S. Small Business Admin - BK 51 SW 1st Avenue Suite 201 Miami, FL 33130  Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i>  <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes  \$122,443.00

**Part 3: List Others to Be Notified About Unsecured Claims**

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

	Name and mailing address	On which line in Part1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1	Brentwood Place Holding, LLC 3001 Armory Drive Suite 250 Nashville, TN 37204	Line <u>3.2</u>  <input type="checkbox"/> Not listed. Explain ____	—
4.2	Gillespie Nelson 5554 Taylor Cemetery Road Franklin, TN 37064	Line <u>3.2</u>  <input type="checkbox"/> Not listed. Explain ____	—

Debtor <u>Ludlow Hospitality, LLC</u>		Case number (if known) _____
	Name	
	Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?
		Last 4 digits of account number, if any
4.3	Michael Groos 6108 Foxland Drive Brentwood, TN 37027	Line <u>3.2</u> <input type="checkbox"/> Not listed. Explain _____
4.4	Nashville Restaurant Group c/o Wild Iris 127 Franklin Road Brentwood, TN 37027	Line <u>3.2</u> <input type="checkbox"/> Not listed. Explain _____
4.5	SBA CESC - Covid 14925 Kingsport Road Fort Worth, TX 76155	Line <u>3.5</u> <input type="checkbox"/> Not listed. Explain _____
4.6	Williamson County Chancery Court 135 4th Ave S. Room 236 Franklin, TN 37064	Line <u>3.1</u> <input type="checkbox"/> Not listed. Explain _____
4.7	Williamson County General Sessions 135 Fourth Avenue South Franklin, TN 37064	Line <u>3.2</u> <input type="checkbox"/> Not listed. Explain _____
4.8	Zwicker & Associates 5409 Maryland Way, Suite 310 Brentwood, TN 37027	Line <u>3.1</u> <input type="checkbox"/> Not listed. Explain _____

**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**

**5. Add the amounts of priority and nonpriority unsecured claims.**

**5a. Total claims from Part 1**

**5b. Total claims from Part 2**

**5c. Total of Parts 1 and 2**

Lines 5a + 5b = 5c.

Total of claim amounts	
5a.	\$ <u>0.00</u>
5b. +	\$ <u>990,960.00</u>
5c.	\$ <u>990,960.00</u>

**Fill in this information to identify the case:**

Debtor name Ludlow Hospitality, LLC

United States Bankruptcy Court for the: MIDDLE DISTRICT OF TENNESSEE

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

**Official Form 206G**

**Schedule G: Executory Contracts and Unexpired Leases**

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

**1. Does the debtor have any executory contracts or unexpired leases?**

☐ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

☒ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal* (Official Form 206A/B).

*Property*

**2. List all contracts and unexpired leases**

**State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

2.1. State what the contract or lease is for and the nature of the debtor's interest      Walk in Cooler, Modular, Self-Contained Aircooler - Monthly \$1,155.49

State the term remaining

List the contract number of any government contract \_\_\_\_\_

A Head for profits  
240 Great circle Road Ste 344  
Nashville, TN 37228-1721

2.2. State what the contract or lease is for and the nature of the debtor's interest      Security and AV System - Monthly \$1,217.35

State the term remaining

List the contract number of any government contract \_\_\_\_\_

All Wired Up  
8204 Wikle Road E  
Brentwood, TN 37027

2.3. State what the contract or lease is for and the nature of the debtor's interest      Commercial space - Monthly Rent \$18,131.33

State the term remaining

List the contract number of any government contract \_\_\_\_\_

Berry Farms Apt Investments, LP  
c/o Boyle Nashville, LLC  
Attn: property Manager  
2000 Meridan Blvd, Suite 250  
Franklin, TN 37067

2.4. State what the contract or lease is for and the nature of the debtor's interest      Furniture - Monthly \$508.18

State the term remaining

List the contract number of any government contract \_\_\_\_\_

CEH Leasing  
2076 Sunnydale Blvd  
Clearwater, FL 33765

**Additional Page if You Have More Contracts or Leases**

**2. List all contracts and unexpired leases**

**State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

2.5. State what the contract or lease is for and the nature of the debtor's interest Berry Farms Apt Investments, LP - Notice only

State the term remaining

List the contract number of any government contract \_\_\_\_\_

Evans Petree PC  
Attn: Woods Weathersby and/or Ashly Scott  
6060 Poplar Avenue, Suite 400  
Memphis, TN 38119

2.6. State what the contract or lease is for and the nature of the debtor's interest Notice only - CEH Leasing, Marlin Leasing, PEAC Solutions

State the term remaining

List the contract number of any government contract \_\_\_\_\_

Karen Shields, Esquire  
300 Fellowship Road  
Mount Laurel, NJ 08054

2.7. State what the contract or lease is for and the nature of the debtor's interest Notice only - CEH Leasing

State the term remaining

List the contract number of any government contract \_\_\_\_\_

PEAC/Marlin Leasing Corp  
P O Box 13604  
Philadelphia, PA 19101-3604

**Fill in this information to identify the case:**Debtor name Ludlow Hospitality, LLCUnited States Bankruptcy Court for the: MIDDLE DISTRICT OF TENNESSEE

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 206H  
Schedule H: Your Codebtors****12/15**

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

**1. Do you have any codebtors?**

- ☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.  
☒ Yes

**2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G.** Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

**Column 1: Codebtor****Column 2: Creditor**

Name	Mailing Address	Name	Check all schedules that apply:
2.1 Rachel Kohler	1007 Mooreland Blvd, Brentwood, TN 37027	U. S. Small Business Admin - BK	<input checked="" type="checkbox"/> D <u>2.2</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.2 Tim Koler	1007 Mooreland Blvd Brentwood, TN 37027-7942	Amex	<input type="checkbox"/> D _____ <input checked="" type="checkbox"/> E/F <u>3.1</u> <input type="checkbox"/> G _____
2.3 Tim Koler	1007 Mooreland Blvd Brentwood, TN 37027-7942	U. S. Small Business Admin - BK	<input checked="" type="checkbox"/> D <u>2.2</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.4 Tim Koler	1007 Mooreland Blvd Brentwood, TN 37027-7942	All Wired Up	<input type="checkbox"/> D _____ <input type="checkbox"/> E/F _____ <input checked="" type="checkbox"/> G <u>2.2</u>
2.5 Tim Koler	1007 Mooreland Blvd Brentwood, TN 37027-7942	CEH Leasing	<input type="checkbox"/> D _____ <input type="checkbox"/> E/F _____ <input checked="" type="checkbox"/> G <u>2.4</u>



**Fill in this information to identify the case:**Debtor name Ludlow Hospitality, LLCUnited States Bankruptcy Court for the: MIDDLE DISTRICT OF TENNESSEE

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 207****Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy**

04/22

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

**Part 1: Income****1. Gross revenue from business**☐ None.**Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year**From the beginning of the fiscal year to filing date:  
From 01/01/2024 to Filing Date**Sources of revenue**  
Check all that apply☒ Operating a business☐ Other \_\_\_\_\_**Gross revenue**  
(before deductions and exclusions)\$482,660.00For prior year:  
From 01/01/2023 to 12/31/2023☒ Operating a business☐ Other \_\_\_\_\_\$873,254.00For year before that:  
From 01/01/2022 to 12/31/2022☒ Operating a business☐ Other \_\_\_\_\_\$1,034,495.00**2. Non-business revenue**

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None.**Description of sources of revenue****Gross revenue from each source**  
(before deductions and exclusions)**Part 2: List Certain Transfers Made Before Filing for Bankruptcy****3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☒ None.**Creditor's Name and Address****Dates****Total amount of value****Reasons for payment or transfer**  
*Check all that apply***4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider**

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments

listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☒ None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
--	-------	-----------------------	---------------------------------

5. **Repossessions, foreclosures, and returns**

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None

Creditor's name and address	Describe of the Property	Date	Value of property
-----------------------------	--------------------------	------	-------------------

6. **Setoffs**

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
-----------------------------	---	-----------------------	--------

**Part 3: Legal Actions or Assignments**

7. **Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☐ None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.1. Amex	Civil	Williamson County Chancery Court 135 4th Ave S. Room 236 Franklin, TN 37064	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.2. Brentwood Place Holdings, LLC	Civil	Williamson County General Sessions 135 Fourth Avenue South Franklin, TN 37064	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

8. **Assignments and receivership**

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☒ None

**Part 4: Certain Gifts and Charitable Contributions**

9. **List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000**

☒ None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
------------------------------	---	-------------	-------

**Part 5: Certain Losses**

10. **All losses from fire, theft, or other casualty within 1 year before filing this case.**

☒ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss	Dates of loss	Value of property lost
	If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received.  List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).		

**Part 6: Certain Payments or Transfers****11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None.

	Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1.	Keith Slocum 370 Mallory Station Road Ste 504 Franklin, TN 37067	Attorney fees	October, 2024	\$12,000.00
	Email or website address			
	Who made the payment, if not debtor?			
11.2.	United States Bankruptcy Court Nashville, TN 37203	Court fees	November, 2024	\$1,738.00
	Email or website address			
	Who made the payment, if not debtor?			

**12. Self-settled trusts of which the debtor is a beneficiary**

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

☒ None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
-------------------------	-----------------------------------	---------------------------	-----------------------

**13. Transfers not already listed on this statement**

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☒ None.

Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
-----------------------------------	--	------------------------	-----------------------

**Part 7: Previous Locations**

**14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☐ Does not apply

	Address	Dates of occupancy From-To
14.1.	330 Franklin Road Suite 226-B Brentwood, TN 37027	9/17 to 5/2024

**Part 8: Health Care Bankruptcies****15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:

- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

- ☒ No. Go to Part 9.  
☐ Yes. Fill in the information below.

Facility name and address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care

**Part 9: Personally Identifiable Information****16. Does the debtor collect and retain personally identifiable information of customers?**

- ☒ No.  
☐ Yes. State the nature of the information collected and retained.

**17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?**

- ☒ No. Go to Part 10.  
☐ Yes. Does the debtor serve as plan administrator?

**Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units****18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☒ None

Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer

**19. Safe deposit boxes**

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

☒ None

Depository institution name and address	Names of anyone with access to it Address	Description of the contents	Does debtor still have it?

**20. Off-premises storage**

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

Debtor Ludlow Hospitality, LLC

Case number (if known) \_\_\_\_\_

☐ None

Facility name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
Stor n lok 520 Summit View Place Brentwood, TN 37027	Tim Koler 1007 Mooreland Blvd Brentwood, TN 37027-7942	Equipment, various supplies	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Stor Place Self Storage 1138 Murfreesboro Road Franklin, TN 37064	Tim Koler 1007 Mooreland Blvd Brentwood, TN 37027-7942	Furniture, various supplies	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes

**Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own****21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☒ None**Part 12: Details About Environment Information**

For the purpose of Part 12, the following definitions apply:

*Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).

*Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

*Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

**Report all notices, releases, and proceedings known, regardless of when they occurred.**

**22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law?** Include settlements and orders.

- ☒ No.  
☐ Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
---------------------------	----------------------------------	--------------------	----------------

**23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?**

- ☒ No.  
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
-----------------------	------------------------------------	-----------------------------	----------------

**24. Has the debtor notified any governmental unit of any release of hazardous material?**

- ☒ No.  
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
-----------------------	------------------------------------	-----------------------------	----------------

**Part 13: Details About the Debtor's Business or Connections to Any Business****25. Other businesses in which the debtor has or has had an interest**

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

☒ None**Business name address****Describe the nature of the business****Employer Identification number**

Do not include Social Security number or ITIN.

**Dates business existed****26. Books, records, and financial statements**

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

☐ None**Name and address****Date of service  
From-To**

26a.1. Joseph Fragnoli  
5284 Juliet Court  
Immokalee, FL 34142

2021 to date

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

☒ None

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

☒ None**Name and address****If any books of account and records are  
unavailable, explain why**

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☒ None**Name and address****27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☒ No☐ Yes. Give the details about the two most recent inventories.**Name of the person who supervised the taking of the  
inventory****Date of inventory****The dollar amount and basis (cost, market,  
or other basis) of each inventory**

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

**Name****Address****Position and nature of any  
interest****% of interest, if  
any**

Tim Kohler

1007 Mooreland Blvd  
Brentwood, TN 37027

Member

100%

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

☒ No☐ Yes. Identify below.**30. Payments, distributions, or withdrawals credited or given to insiders**

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

Debtor Ludlow Hospitality, LLC

Case number (if known) \_\_\_\_\_

- ☒ No  
☐ Yes. Identify below.

Name and address of recipient

Amount of money or description and value of property

Dates

Reason for providing the value

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

- ☒ No  
☐ Yes. Identify below.

Name of the parent corporation

Employer Identification number of the parent corporation

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- ☒ No  
☐ Yes. Identify below.

Name of the pension fund

Employer Identification number of the pension fund

**Part 14: Signature and Declaration**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on November 6, 2024

/s/ Timothy Kohler  
Signature of individual signing on behalf of the debtor

Timothy Kohler  
Printed name

Position or relationship to debtor Member

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

- ☒ No  
☐ Yes

**United States Bankruptcy Court  
Middle District of Tennessee**

In re Ludlow Hospitality, LLC

Debtor(s)

Case No.

Chapter

11

**LIST OF EQUITY SECURITY HOLDERS**

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
---	----------------	----------------------	------------------

-NONE-

**DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP**

I, the Member of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date November 6, 2024

Signature /s/ Timothy Kohler

Timothy Kohler

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.  
18 U.S.C. §§ 152 and 3571.*



**United States Bankruptcy Court**  
**Middle District of Tennessee**

In re Ludlow Hospitality, LLC

Debtor(s)

Case No.

Chapter

11

**DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)**

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

☐ **FLAT FEE**

For legal services, I have agreed to accept ..... \$ \_\_\_\_\_

Prior to the filing of this statement I have received ..... \$ \_\_\_\_\_

Balance Due ..... \$ \_\_\_\_\_

☒ **RETAINER**

For legal services, I have agreed to accept and received a retainer of ..... \$ 12,000.00The undersigned shall bill against the retainer at an hourly rate of ..... \$ 12,000.00

[Or attach firm hourly rate schedule.] Debtor(s) have agreed to pay all Court approved fees and expenses exceeding the amount of the retainer.

2. \$ 0.00 of the filing fee has been paid.

3. The source of the compensation paid to me was:

☒ Debtor      ☐ Other (specify):

4. The source of compensation to be paid to me is:

☒ Debtor      ☐ Other (specify):

5. ☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

☐ I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

6. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

a. Representation of the debtor in adversary proceedings and other contested bankruptcy matters;

b. [Other provisions as needed]

All work included is to be provided prior to the petition filing date based on hourly rates as follows: (note: hourly rates are adjusted annually on January 1 of each year)

Keith Slocum	\$475.00/ hour
Paralegals	\$ 150.00/hour

All payments will be applied to invoices for work done billed at applicable hourly rates.

7. By agreement with the debtor(s), the above-disclosed fee does not include the following service:

Money paid prior to the petition filing shall be applied first to work done pre petition with any unused amount to be applied to post petition work. Specifically the pre petition contract does not include representation of the debtors in any dischargeability actions, judicial lien avoidances, relief from stay actions or any other adversary proceeding. Additional meetings, document preparation or review, and court pleadings or hearings directly resulting from prior business ownership by one or more debtors (unless specifically added to the initial retainer). Depositions or Rule 2004 examinations in any Contested Matter, Adversary Proceeding, or any other matter. Representation in defense of a motion to dismiss under 11USC707(a) or (b) beyond the initial inquiry by the USTrustee. Representation or legal advice concerning matters in any Court other than Federal Bankruptcy Court. Costs of appraisals or expert testimony as to valuations, Costs related to expert witnesses, title examination, document retrieval, title document preparation or recordation. Costs of credit repair or Credit bureau report corrections or clarification. Actions taken in protection of co-makers on debt.

In re Ludlow Hospitality, LLC  
Debtor(s)

Case No. \_\_\_\_\_

**DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)**  
(Continuation Sheet)

**CERTIFICATION**

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

November 6, 2024

*Date*

/s/ Keith D. Slocum

Keith D. Slocum

*Signature of Attorney*

Slocum Law

370 Mallory Station Road Suite 504

Franklin, TN 37067

(615) 656-3344 Fax:

keith@keithslocum.com

*Name of law firm*

**United States Bankruptcy Court  
Middle District of Tennessee**

In re Ludlow Hospitality, LLC

Debtor(s)

Case No.

Chapter

11

**VERIFICATION OF CREDITOR MATRIX**

I, the Member of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: November 6, 2024

/s/ Timothy Kohler

Timothy Kohler /Member

Signer/Title

A Head for profits  
240 Great circle Road Ste 344  
Nashville, TN 37228-1721

All Wired Up  
8204 Wickle Road E  
Brentwood, TN 37027

Amex  
Attn: Bankruptcy  
P O Box 981540  
El Paso, TX 79998

Berry Farms Apt Investments, LP  
Attn: property Manager  
c/o Boyle Nashville, LLC 2000 Meridan B  
Franklin, TN 37067

Brentwood Place Holding, LLC  
3001 Armory Drive Suite 250  
Nashville, TN 37204

Brentwood Place Holdings, LLC  
c/o William F. Long, Jr.  
5214 Maryland Way, Suite 402  
Brentwood, TN 37027

CEH Leasing  
2076 Sunnydale Blvd  
Clearwater, FL 33765

CESC-Covid EIDL Service Center  
14925 Kingsport Road  
Fort Worth, TX 76155

Creation Gardens  
P O Box 950301  
Louisville, KY 40295-0301

Evans Petree PC  
Attn: Woods Weathersby and/or Ashly Scot  
6060 Poplar Avenue, Suite 400  
Memphis, TN 38119

Gillespie Nelson  
5554 Taylor Cemetery Road  
Franklin, TN 37064

Halperns' Steak and Seafood, Inc  
P O Box 84943  
Chicago, IL 60689-4943

Internal Revenue Service/BK  
P O Box 7346  
Philadelphia, PA 19101-7346

Karen Shields, Esquire  
300 Fellowship Road  
Mount Laurel, NJ 08054

Marlin Peac Solutions  
P O Box 13604  
Philadelphia, PA 19101-3604

Michael Groos  
6108 Foxland Drive  
Brentwood, TN 37027

Nashville Restaurant Group  
c/o Wild Iris  
127 Franklin Road  
Brentwood, TN 37027

PEAC/Marlin Leasing Corp  
P O Box 13604  
Philadelphia, PA 19101-3604

Rachel Kohler  
1007 Mooreland Blvd,  
Brentwood, TN 37027

SBA CESC - Covid  
14925 Kingsport Road  
Fort Worth, TX 76155

Tennessee Department of Revenue  
500 Deaderick Street  
Nashville, TN 37242

Tim Koler  
1007 Mooreland Blvd  
Brentwood, TN 37027-7942

U. S. Small Business Admin - BK  
51 SW 1st Avenue  
Suite 201  
Miami, FL 33130

United Community Bank  
125 East Broad Street  
Greenville, SC 29601

US Attorney for IRS  
719 Church Street, Suite 3300  
Nashville, TN 37203

Williamson County Chancery Court  
135 4th Ave S.  
Room 236  
Franklin, TN 37064

Williamson County General Sessions  
135 Fourth Avenue South  
Franklin, TN 37064

Zwicker & Associates  
5409 Maryland Way, Suite 310  
Brentwood, TN 37027

**United States Bankruptcy Court  
Middle District of Tennessee**

In re Ludlow Hospitality, LLC

Debtor(s)

Case No.

Chapter

11

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for Ludlow Hospitality, LLC in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

☒ None [*Check if applicable*]

November 6, 2024

Date

/s/ Keith D. Slocum

Keith D. Slocum

Signature of Attorney or Litigant

Counsel for Ludlow Hospitality, LLC

Slocum Law

370 Mallory Station Road Suite 504

Franklin, TN 37067

(615) 656-3344 Fax:

keith@keithslocum.com